



Presented by:
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Active **309 7727 ROYAL OAK AVENUE** Residential Attached
R2664279 Burnaby South **\$515,000 (LP)**
 Board: V South Slope (SP) **M**
 Apartment/Condo V5J 4K2



Sold Date: If new, GST/HST inc?: Original Price: **\$515,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **2015**
 Frontage(feet): Bathrooms: **1** Age: **7**
 Frontage(metres): Full Baths: **1** Zoning: **CD9**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,552.35**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **029-488-486** Tax Inc. Utilities?: **No**
 View: **Yes :City and Neighbourhood** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Sequel**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Mixed**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 31, PLAN EPS2603, DISTRICT LOT 158, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Playground**

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Microwave**

Finished Floor (Main): 629	Units in Development: 48	Tot Units in Strata: 48	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$274.46	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 629 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 629 sq. ft.	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Suite: None	# or % of Rentals Allowed: 12#		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 8'8			x	1	Main	4	No
Main	Living Room	11'6 x 9'8			x	2			
Main	Dining Room	10'5 x 7'8			x	3			
Main	Bedroom	9'7 x 9'			x	4			
Main	Den	7'6 x 5'5			x	5			
Main	Foyer	4'10 x 3'8			x	6			
Main	Walk-In Closet	5' x 4'5			x	7			
					x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

This HOME at Sequel checks off everything on your list! End unit with a superior layout & no wasted space. Modern chef's kitchen with soft close cabinetry, upgraded pull out pantry, quartz counters, stainless steel appliances & a generous breakfast bar. Bright, spacious living space with 8 1/2 foot ceilings & two sliding glass doors that lead to the 16 foot long balcony perfect for a barbecue. Master bedroom features a lovely window seat & fully organized walk-in closet. The den allows for flexibility for use as an office, nursery or storage. Extra storage capacity in the large coat closet & laundry enclosure. Laminate floors & tile through out & glass shower doors in the bathroom. Conveniently located close to skytrain, groceries, and restaurants. 1 parking & 1 storage. Don't miss out!